



Pond Lane, Little Downham, CB6 2TW

**CHEFFINS**



## Pond Lane

Little Downham,  
CB6 2TW

- Modern Detached Family Home
- Beautifully Presented
- Kitchen/Breakfast Room & Dual Aspect Lounge
- Ground Floor Bedroom/Dining Room & 2 First Floor Bedrooms
- Gravel Driveway to Front
- Generous Garden to Rear
- Popular Village
- Freehold / Council Tax Band C / EPC Rating C

Offering to the market this beautifully presented 3 bedroom detached home, located in the popular village of Little Downham, just 3 miles from the City of Ely.

This modern home offers an entrance hall, a ground floor double bedroom, cloakroom, modern kitchen / diner and a generous, dual aspect lounge leading out to the rear garden.

Upstairs are 2 double bedrooms, one of which being the master which is a generous room with dual aspect to front and rear. There is also a 3 piece family bathroom to complete the internal accommodation.

Outside, to the front is a gravel driveway providing off road parking for 1-2 cars, whilst the rear is a generous, mainly laid to lawn garden that has a timber shed and gated access to the front.

To fully appreciate this beautifully presented, modern family home, an early viewing is highly recommended. Get in touch to secure your appointment!



## Offers In Excess Of £280,000





## LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

## ENTRANCE HALL

With door to front aspect, stairs to first floor, under stairs cupboard, radiator.

## CLOAKROOM

With low level WC, wash hand basin, radiator.

## LOUNGE

A dual aspect room with window to front aspect and door to rear aspect, radiator.

## BEDROOM 3 / DINING ROOM

With window to front aspect, radiator.

## KITCHEN / BREAKFAST ROOM

With a range of base and wall units, cupboards and drawers, work surfaces over, radiator, window to rear aspect, space for single oven, plumbing for washing machine and dishwasher, sink with mixer tap, boiler (installed December 2023) with Nest thermostat control.

## FIRST FLOOR LANDING

With access to loft, storage cupboard, radiator, skylight to rear.

## BEDROOM 1

A dual aspect room with windows to front and rear aspects, 2 radiators, built-in storage cupboards.

## BEDROOM 2

With window to front aspect, radiator, built-in wardrobe.

## BATHROOM

With window to rear aspect, low level WC, wash hand basin, 'P' shaped bath with shower over and screen, towel rail.

## OUTSIDE

The rear garden is mainly laid to lawn with paved patio, timber garden shed and gated access to the front.

To the front of the property there is a gravelled drive providing parking for 1/2 cars.

## AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         | 87        |
| (71-81) <b>B</b>                            |         |           |
| (59-80) <b>C</b>                            | 76      |           |
| (51-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 93.8 sq. metres (1009.7 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.